

Swan Land and Cattle Company, Manager's House
State Route 313, 200' East of Colorado and Southern
Railroad tracks
Chugwater
Platte County
Wyoming

HABS No. WYO-71c

HABS
WYO.
16-CHUGW,
1C-

PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
Office of Archeology and Historic Preservation
National Park Service
Department of the Interior
Washington, D. C. 20240

SWAN LAND AND CATTLE COMPANY, MANAGER'S HOUSE

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WYO
16-CHUGW
1C-

Location: State Route 313, 200' east of Colorado and Southern Railroad tracks, Chugwater, Platte County, Wyoming. Universal Transverse Mercator Coordinates: (USGS Cheyenne North Quadrangle Map) 13.515060.4622410.

Present Owner: John W. Burns, Wheatland, Wyoming.

Present Use: Vacant.

Statement of Significance: Originally the ranch house on Thomas Maxwell's Wyoming homestead, this structure became the seat of activity for the Swan Land and Cattle Company soon after its incorporation in 1883 and the residence of its manager. The immense cattle enterprise was engineered by Alexander Hamilton Swan, a pioneer and innovator in the breeding and raising of cattle. Swan's company was among the largest and most important operations of the American Range Cattle Industry.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: ca. 1876.
2. Architect: Unknown.
3. Original and subsequent owners: The house is located in the undivided northern one half of the northeast quarter of Section 31, Township 21, Range 66 of the State of Wyoming. The following chain of title is taken from the records of the Office of the Clerk of the County of Platte, Wheatland, Wyoming. Not all title transactions were located and included in this chain of title. For additional information on ownership of this property see Section B, Historical Events and Persons Connected with the Structure.

1882 Patent March 30, 1882, recorded July 2, 1883 in Book
Al, page 171
The United States of America
to
Thomas A. Maxwell

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- 1882 Warrant Deed, December 27, 1882, recorded July 2, 1883
 in Book A5, page 202
 Melinda Kelly Maxwell (wife of Thomas)
 to
 The Swan Land and Cattle Company
- 1926 Warrant Deed, April 3, 1926, recorded April 8, 1926 in
 Book 47, page 363
 The Swan Land and Cattle Company
 to
 The Swan Company
- 1947 Warrant Deed, July 30, 1947, recorded December 1, 1947
 in Book 86, page 491
 The Swan Company
 to
 William J. Brown, et al
- 1948 Warrant Deed, June 30, 1948, recorded October 25, 1948,
 in Book 88, page 262
 Mark W. Hirsig, et ux
 to
 William J. Brown, et ux
- 1950 Decree, December 14, 1950, recorded March 12, 1950 in
 Book 91, page 415
 Sam M. Thompson, Judge
 to
 The Swan Company, et al
- 1950 Warranty Deed, December 19, 1950 recorded March 12, 1950
 in Book 92, page 543
 The Swan Company
 to
 Curtis Templin
- 1961 Quit Claim Deed, June 13, 1961, recorded July 13, 1961
 in Book 116, page 299
 Curtis Templin, et ux
 to
 William J. Brown, et al
- 1969 Order, November 25, 1969, recorded November 25, 1969
 in Book 144, page 358
 Allen A. Pearson, Judge
 to
 William J. Brown Estate

- 1970 Executor Deed, May 1, 1970, recorded May 1, 1970 in
 Book 152, page 390
 Russell & Staats, Executor (Templin Estate)
 to
 James W. Price, et ux
- 1973 Trustee Deed, May 25, 1973, recorded May 31, 1973 in
 Book 165, page 185
 First National Bank and Trust
 to
 Susan E. O'Brien

4. Original plans and construction: The first stage of the ranch house was probably a portion of the present structure. The main block of the house was built in 1876, and may or may not have had the "L" addition at the rear. The earliest available views (1884) indicate that there was an addition at the rear at that time, but it was not as extensive as the present addition, being only two bays long, about half its present length. There is a perceptible break in the roof ridge at that point. There is no record of the details of the original construction, but it is known that the house was there in 1876 (several years before the filing of a patent on the property) and that no portion of the house proper was ever removed.
5. Alterations and additions:

The first addition to the house may have been that portion west of the main block of the house which contains the dining room. Its placement is inconsistent with the formality of the main block, and the door connecting the second floor with the "new attic" differs from the rest of the doors on that floor. However, the remaining woodwork in the dining room wing matches that of the rest of the structure, and the wing is visible in 1884 photographs. Therefore, if it was an addition, it was an early one.

The next addition was made to the rear of the dining room. It contains several rooms and its external walls are flush with the dining room wall on the north with several feet offset on the south. The roof maintains the same ridge line. This addition is blocked in the early photographs but the two portions are quite similar and there is a visible break in the roof ridge at the dividing point suggesting that they were probably not a unitary addition. The roof, when viewed from the rear (west) of the building, is symmetrical. This conflicts with the ridge line and the varying widths of the addition, so there may have been a small porch along the dining room. The present south sun-porch is difficult to place in the sequence of alterations,

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but it was probably the last addition. Its roof is awkwardly inserted into the general roof plan and there are several interior windows which were once exterior. The walls in which they are placed have exterior siding, and the interior woodwork is unlike anything else in the building. This might indicate a porch that was once open, but there is nothing to show when it was enclosed. The 1903 photographs show it as enclosed.

The present dining room may have served at one time as a kitchen. There is a chimney with a flue in the dining room. Because there was no kitchen chimney, the flue in the present kitchen has been extended through the butler's pantry to the dining room chimney. If it had been intended for both heating and cooking, (i.e., if the entire west wing were built of a piece) the chimney could have been placed much more satisfactorily.

The final addition was a lean-to at the far west end of the wing. A one story structure, its shed roof slopes downward east to west, and extends across the entire width of the wing. The fenestration, doors, and interior woodwork are quite distinct from and much more simple than that of the rest of the house.

The present enclosed porch replaced a smaller open one which appeared in an 1884 photograph. Two small windows on the north elevation and two on the south were added to light 4 small bedrooms.

All the above additions are visible in the 1903 photograph. A bill of lading from the Union Pacific Railroad, dated October 21, 1891, for lumber, lath and plaster and signed by Peter Benson (who is said to have done carpentry for Swan Land and Cattle), is the only record from that period of a purchase of lath and plaster in the collection of the Platte County Library, (there being numerous similar orders for lumber alone, most of these containing references to branding chutes and the like). The evidence is vague, but indicates that some of this work might have been done several years before 1903.

Interior changes which are distinguishable from the work on the additions are more difficult to place in time. A 1911 inventory of the properties of the Swan Land and Cattle Company at that date, including first floor plans of all structures on company lands, indicates that the west lean-to contained a bathroom. This is now a laundry room. There is no plumbing in that room, but it does share a wall with the kitchen sinks.

In 1919 a central heating system was installed in the office building, which also served the house. This was done by Cheyenne architect William Dubois.

The only other major change to the structure is the partitioning of the eastern end of the second floor hall into a nursery. The interior woodwork around the second floor hall window is the same as the other second floor windows, but the wall which separates the room from the hall is of paper rather than plaster board and its sliding door is smaller and simpler than the others. This was done before 1917, when plans were produced for central heating in which this room appears.

B. Historical Events and Persons Connected with the Structure:

"Along the Oregon Trail in the high-plains country of the North Platte there originated, in the 1840's, an industry destined to capture a place in American history far greater than its economical value warranted. The open-range cattle industry was a prominent feature of American life for only thirty years, but its impact on the United States has remained a subject of comment and historical research both at home and abroad." (Mothershead, 3)

The experience of the Swan Land and Cattle Company illustrates the problems and operations of the open-range cattle industry as it rose to prominence, and declined, and how it was influenced by foreign capitalization. During the early years of the industry's development, cattlemen were faced with exorbitant domestic interest rates, and so turned to British incorporation and capital; the British were in turn eager to invest, having been greatly impressed by the successes of the Prairie Company of Colorado, the first corporate cattle enterprise to be capitalized in Britain.

In late 1882, a group of businessmen, with eastern partners, Joseph Frank, James Converse, and Godfrey Syndacker, joined together with Thomas Swan and Alexander H. Swan of Wyoming, to consolidate a number of cattle corporations under a new British corporation in Edinburgh, Scotland. Alexander Swan directed the venture and went to Edinburgh where he sought and secured the support of leading capitalists for the Swan Land and Cattle Company, Ltd.

The headquarters ranch of the company, is known variously as the Home Ranch, Maxwell Ranch, the Two Bar, the Bowie Ranch (after Al Bowie, head foreman), and mistakenly as the Kelly Ranch, (while Kelly did own the headquarters ranch when it was acquired by the company, the title actually refers to an adjacent property, bought at the same time). It is a symbol of that vast enterprise which lingers today in a much diminished parcel of 5,000 acres. It is

also something of a monument to Alexander Hamilton (Alec) Swan; he and the Land and Cattle Company are one. Alec Swan's career in the industry was almost concurrent with the rise and fall of the industry itself, and he remains one of the most impressive and important figures in the development of the west.

Swan was born in Greene County, Pennsylvania, in 1831, and spent the early years of his majority in Pennsylvania, Iowa and Ohio. He engaged in various business enterprises with his family in those places, and in the 1860's founded a cattle business in Indianapolis, Iowa, with his brother Thomas. The business brought him into contact with feeders, stockers, and suppliers, and made him thoroughly familiar with the industry throughout Kansas, Colorado, and the cattle areas of the plains states in general. In 1873 Alexander and Thomas founded the Swan Brothers company in Wyoming. They purchased the John Sparks herd on the Chugwater in 1874, and spent the next few years in an attempt to gain control of the Chugwater and Sybille Creeks through the purchase of land and herds. During the 70's Swan was active in the Wyoming Stock Growers Association to which he and his brother were elected on April 5, 1875 (it was then the Laramie County Stock Association) and the Territorial Legislature. He was nominated to Congress in 1880, but made no effort to campaign and was defeated by a mere 141 votes. Swan served as president of the Wyoming Stock Growers Association (WSGA) for several years. His dealings with the Union Pacific on behalf of that group were particularly successful. During the eighties, as his ambitions grew, Swan found himself increasingly in conflict with the restrictive WSGA. The group, probably the real Government in Wyoming during the last decades of the 19th Century, discriminated against corporate stock growers, a point which was irreconcilable with Swan's business practices, and Swan's activities with the group had diminished markedly by the time of the founding of Swan Land and Cattle Company in 1883.

Swan became involved in numerous corporate enterprises most begun in 1883. These included the founding of South Omaha and the Union Stockyards of Omaha. The South Omaha Land Syndicate, which formed on August 30, 1883, was the largest and most profitable venture under Swan's direction. It became the South Omaha Land Company in 1887, with a capital of one million dollars, Swan served as a member of the board of trustees. Swan was also a member of the Cheyenne, Black Hills, Montana Railroad Syndicate, incorporated on November 10, 1883. On May 16, 1883 the Union Mercantile Company (general merchandising in Cheyenne) was founded. This brought the capitalization of companies which Swan was instrumental in founding to more than fifteen million dollars. He had begun with his brother in Wyoming ten years earlier with fifteen thousand dollars.

Aside from the Swan Land and Cattle Company, the most important of his ventures was the Wyoming Hereford Association. Herefords were being bred and shipped in Colorado and other parts of the west with great success, and Swan organized the Hereford Association to promote their use in Wyoming. Swan had introduced Herefords in his Wyoming herd in 1878 with excellent results. The "largest and best lot of Hereford cattle that has ever been imported into the United States" (Drovers Journal, July, 1883: Mothershead p. 55) arrived in Baltimore in April 1883 and was shipped to Wyoming. This formed the basis of the Associations' herd, which was kept at the Kingman Ranch near Cheyenne. From there they were bred and sold to Wyoming ranchers to upgrade their herds. The present Wyoming Hereford Ranch is successor to that company.

The premiere achievement of Swan's career came in that auspicious year, 1883: the foundation of the Swan Land and Cattle Company. Swan went to Edinburgh in the spring to raise capital for a new company that would purchase three companies chartered in Wyoming: The Swan and Frank Livestock Company, The National Cattle Company, and the Swan, Frank and Anthony Cattle Company; Swan was president of all three companies of which the total capitalization was \$1,898,000. The three ranches encompassed about 4.5 million acres of land, with scattered improvements; and an estimated hundred thousand head of cattle. The Swan Land and Cattle Company was organized on March 13, 1883. Swan was installed as manager resident in America for \$10,000 per year for five years. According to the Articles of Association, the purpose of the enterprise was to "take over the purchase of and to acquire the herds, ranches and others" of the three Swan companies; "to buy, breed, graze and sell cattle, sheep, hogs, horses, mules and other livestock," or to deal in any related profession or product (such as manufacturing, transportation, and processing); to acquire by various means additional property in the United States of America and elsewhere; to raise and borrow money by means of stocks, bonds, debentures, mortgages, and conveyances in both the United Kingdom and the United States; to carry on financial activity in the name of the company; to but or merge with any similar company or individual, and "to do all matters of things whatsoever incidental or conducive to any of the aforesaid objects." (Mothershead, p.35). The company's American headquarters were to be in Cheyenne, the headquarters ranch to be that on the Chugwater once belonging to Hi Kelly. This was a complex of buildings which included a house for the use of the manager and the station-hotel of the Cheyenne-Black Hills Stage line. (See HABS photo filed under Swan Land and Cattle Company, WYO-71.) This latter building remained until it burned to the ground in 1918, to be replaced by an office structure. (HABS No. WYO-71b) The ranch had originally been homesteaded by Thomas A. Maxwell, presumably before 1876, when the main house is said to have been built. The patent on the prop-

erty was not filed until just before Maxwell's death. Little is known of him, and his operation was not large, especially in comparison to that which Swan would build. Maxwell married Melinda Kelly, a sister of the rancher Hiram B. Kelly, who owned an adjoining ranch. The property reverted to Melinda upon her husband's death, and she immediately sold the property to her brother. Kelly sold the former Maxwell homestead to Swan (acting on behalf of Swan Land and Cattle) within two years, along with his other holdings, for \$380,000, with an assessed valuation of \$401,000. These latter two transactions were not found during the title search, although it was discovered in subsequent research.

Two lots were purchased in Cheyenne for the construction of a hotel and stable for the use of the ranch workers when in town. The Cheyenne headquarters were connected to the main ranch and outlying properties by a telephone system which entailed the construction of 59 new miles of line at an initial cost of \$1,000 and an annual rent of \$38. With these purchases and improvements, the purchase of strategic property and herds, the filing of public land claims, and the rental of railroad property along the Chugwater, Richard and Sybille creeks, the company gained uninterrupted control of huge blocks of land, amounting to about 600,000 acres in 1887. Uninterrupted control of these lands enabled the company to remove fences which prevented cattle from ranging freely during the winter, and secured for them without dispute the all important creek water-fronts.

The company operated and expanded normally for its first three years, fulfilling most of its expectations, until 1887, a year of disaster for the range cattle industry in general, and one of personal disaster for A. H. Swan. One of the larger, indirect causes, one which would have more effect upon reorganization afterwards than on the precipitation of the crisis, was an increasing influx of settlers to the range. The very nature of the range cattle industry depended upon free use of public lands. The large corporations and private ranchmen were in the habit of fencing off public lands, at first to control cattle, later to prevent settlement of the range. The Federal Government had been ineffectively trying to prevent the illegal fencing of land since 1883, and on February 25, 1885, Congress passed a law which gave force to the movement. With the loss of control over free ranges, alternatives were needed, but these were not forthcoming. This would ultimately mean the death of the industry. Swan's problems, however, had much more immediate causes.

The directors of the Swan Land and Cattle Company, Ltd., decided in 1887 to file suit against Swan and the fifteen other vendors of land and cattle to the company for alleged shortages in delivered cattle. The methods of recording the size of herds had depended

upon such devices as estimates based upon the numbers of calves found in spring, and had never been very accurate. The errors were compounded by severe losses during the preceding winters. Nevertheless, the company, assured that it had a grievance, began to institute fraud proceedings. Swan was at this time in Scotland trying to raise capital for yet another venture. His associates at home felt he was overextended, and would be unable to make good on a note they held; they called the note due. His property was attached, the Swan Brothers Company failed, and all that remained to Swan was his stock in Swan Land and Cattle. The case went to trial in Omaha on July 22, 1889. Swan was named with the fifteen others, but was the only party not under jurisdiction of the court. The company lost its case, the opinion of the court stating that individuals could not be held responsible for corporations they once represented which no longer existed. There remains no evidence today on which to judge the charge of fraud.

The final cause of disaster was the universal losses suffered by the industry during the devastating winter of 1886-87. Fifteen to twenty per cent of all stock (and over fifty per cent of all calves) were reported lost by Swan Land and Cattle. Unlike many smaller companies which folded as a result of similar losses, Swan Land and Cattle carried through almost in spite of itself; no profit could possibly be anticipated in the near future, and the operation was far too vast to be liquidated without undue losses. The resources of the company remained, and had to be maximized. Swan was at this point finished in the cattle business, and the industry's great innovator and promoter was not heard from again.

The next several years were a strenuous attempt at recovery for the company, one of cutbacks, reorganization and decreased capitalization. The price of cattle was depressed and remained so until just before World War I. The directors were sufficiently distressed by the changeless slump in the market that they decided in 1905 to begin raising sheep on their ranges. John Cley, who became manager after Swan's suspension, felt that "the advent of sheep was the beginning of the end of the range business so far as the Swan (Land and Cattle) Company was concerned...Its death rattle echoed over its broad acres in three words, 'the dry farmer'" (Mothershead, 123). Settlement on free land brought new fencing, legal this time, which worked against the cattlemen by obstructing the ranges; farmers were active in the theft of cattle and became a general nuisance to the cattle business. By 1909 the problem had so grown that the directors decided to replace all cattle with sheep. These could graze and be herded on obstructed ranges where cattle could not. But the marketability of sheep was no better than that of cattle. All property not directly needed for the raising of sheep was grad-

ually sold off. After a few more years of struggle, the company finally achieved new life with the appointment of Curtis Templin as manager. His activities revitalized the company to the point where it was as sound in 1917 as it ever had been.

By 1926, the corporation was transferred to an American company, to be known as the "Swan Company," because British and American taxes were devouring the profits. It was incorporated in Delaware, despite Templin's efforts to incorporate in Wyoming.

The Swan Company managed to survive the great depression (albeit very leanly) but was ready to begin liquidation in 1943. By 1948 all lands had been sold save those of the Home Ranch at Chugwater. At a special meeting of the stockholders, this property valued at \$36,327.55, was given to Templin in appreciation for his services. The last of the livestock was disposed in 1950, and on December 20, 1951, a final dividend of \$1.55 was paid and the company was dissolved.

C. Sources of Information:

1. Old views:

- a. Swan Land and Cattle Company, artifacts and papers located at headquarters (Home) Ranch at Chugwater.
 - i. Two photographs dated 1884 of the ranch house and the old stage station.
- b. Wyoming State Museum, Research Division, several categories found under subject headings of Chugwater and Swan Land and Cattle Company.
 - i. Two views dated 1884, one oblique view of the manager's house, and one frontal view of the same building (Chugwater).
 - ii. Ca. 1880 view of the stage station building and the ranch house in probable first state (S.L. & C. Co.).
- c. Ca. 1884 view of the stage station-hotel and manager's house as filed and Swan Land and Cattle Company (WYO-71).
- d. Stimson Collection, 1903, Wyoming State Historical Department.
 - i. Interior of the ranch house (manager's house) taken in the first story hall looking from the entry to-

ward the dining room, showing elaborate wall and ceiling papers, a non-electric lamp is suspended from the ceiling and the room is full of bric-a-braque. The living room, a bedroom and the dining room are visible.

- ii. View of the ranch house (manager's house). All essential aspects of the house as it exists today are visible. The rear lean-to addition is not completely visible, but its roof may be seen. A pile of porous rocks, although in a different location, may be the same as in the garden today. There is no pergola in the garden.
- iii. View of the dining room from the hall, showing furniture and general period detail. The china hutch which is still fixed to the wall of that room is visible in the photograph.
- iv. View of the south facade, centered on the south porch. There are boardwalks in the garden, and the small second story windows are present.

2. Bibliography:

a. Primary and unpublished sources:

- i. Inventory of the Swan Land and Cattle Company, 1911, containing a list of all improvements by ranch, with first floor plans of each building; presently to be found in the possession of Mr. Russell Staats, in the old office of the company at the Home Ranch, locally known as the Two Bar Ranch, Chugwater, Wyoming.
- ii. Plans for the installation of a central heating system for the buildings at the Home Ranch, including building floor plans, dated 1919, available at the State Archives, Wyoming State Museum, Cheyenne, Wyoming, in the collection of the papers of the late Cheyenne architect, Mr. Dubois.
- iii. Staats, Russell, former manager of the company from 1922 to its dissolution in 1951, he remained in the employ of Curtis Templin into whose hands the Home Ranch passed, and served as executor for the Templin estate upon the death of Mr. Templin in 1970. He has remained on the property since his retirement as de facto curator of the papers and memorabilia of the

company, ordering and cataloguing them for eventual donation to an, as yet, unspecified agency. These interviews began on June 17, 1974 at the office of the Home Ranch in Chugwater and continued through early July.

- iv. Swan Land and Cattle Company, miscellaneous papers, consisting mainly of bills of lading from the Union Pacific Railroad to the company, available in collections of the Platte County Library, Wheatland, Wyoming.
- v. Swan Land and Cattle Company, large collection of papers, the most important of which are the papers of the Edinburgh, Scotland office of the company, available at the State Historical Society of Colorado, 200 Fourteenth Avenue, Denver, Colorado.

b. Secondary and published sources:

- i. Larson, T. A. History of Wyoming, University of Nebraska Press, Lincoln, 1965.
- ii. Mothershead, Harmon Ross. The Swan Land and Cattle Company, Ltd., University of Oklahoma Press, Norman, 1971.

Prepared by John Hnedak
Historian
National Park Service
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PART II. ARCHITECTURAL INFORMATION

A. General Statement:

- 1. Architectural character: This is an example of a late nineteenth century ranch house with simple Gothic Revival trim.
- 2. Condition of the fabric: Good.

B. Description of Exterior:

- 1. Over-all dimensions: 31'-10" x 40'-4", wing 24'-10" x 43'-4", T-shaped, one-and-a-half stories.
- 2. Foundations: Concrete.

3. Wall construction, finish and color: White clapboard siding with corner boards painted black. Within the enclosed porch, diagonally beaded wooden siding is below the windows with the water table and sill board painted black. Over the windows there is horizontally beaded wooden siding.
4. Structural system, framing: Wooden frame.
5. Porches, stoops, bulkheads: There is a glassed-in porch with diagonal siding under windows on the east (front) facade of the house. A small concrete stoop is at the sun room entrance on the south facade.
6. Chimneys: There is a large brick chimney on each end of the gable at the north and south facades. One brick chimney with sheet metal cap and flue above it is on the rear wing of the house at the north facade.
7. Openings:
 - a. Doorways and doors: Doorways have wooden trim. The doors are wooden and glass paneled with wooden screen doors. The main entrance from the glassed-in porch is a double two-panel wooden door. The door panels have been painted to resemble burl walnut; rails and stiles have been painted to simulate walnut. The entrance has a decorative surround with glass transom panel above the doors. There is evidence of screen doors on the main entrance.
 - b. Windows and shutters: The windows of the main house and wing have similar black-painted trim consisting of a shaped wooden surround with consoles beneath the sill. The slightly pedimental lintel is outlined with molding. The two windows flanking the front porch have a simulated key-stone centered in the lintel. Ground floor windows have two-over-two light double-hung sash. On the north facade these windows have eight-light storm sashes, and on the south facade, they have half screens over the lower sash. Windows in the lean-to addition are double hung four-over-four light sash with screens, except the window on the north facade has a vertical wooden full width shutter. Two small double-hung one-over-one light sash windows have been added on the north facade. There are six-over-six light double hung sash windows on the enclosed porch. The sun room has twelve-light fixed-sash windows with transoms above. Windows on the second floor are double hung two-over-two light sash with half screens, hinged at one jamb. There are small two-light hinged windows flanking two large win-

dows of the second floor north and south facades. On the west facade is a small four-light in-swinging window with a screen.

8. Roof:

- a. Shape, covering: A gable roof is on the main building and wing with a shed roof on the west (rear) addition and a hip roof on the front porch and sun room. All roof covering is red asphalt shingles.
- b. Cornice, eaves: Fascia and barge board; crown molding with a rake and frieze board, boxed eaves. Brackets are at the corners of the eaves. A crown molding caps the corner boards. All trim is painted black.
- c. Dormers: There is a central gabled dormer on the east (front) facade with a finial on top. The dormer is decorated with open stick style truss work supported on four brackets, giving the house a Gothic Revival quality.

C. Description of Interior:

1. Floor plans:

- a. Basement: There is a cellar with a concrete floor under the west (rear) addition of the house.
- b. First floor: The entrance in the center of the east (front) facade opens into a glassed-in porch which leads to the main stair hall. On the east wall of the main house there is evidence that two columns existed on each side of the entrance, probably part of the original front porch. The main stair hall is behind a double door opening. To the left are two large rooms with a folding door partition that has been removed. These rooms were bedrooms and they share a common chimney. Behind the stair hall is the dining room. To the left of the dining room is the sun room. A door at the rear of the sun room leads to the cellar and passageway to the butlers pantry. A door on the left of the sun room leads outside. The butler's pantry is between the dining room and the kitchen. At the left of the kitchen through an arched opening is a breakfast room. Behind the kitchen is an office with a door to the outside on the left and a utility room on the right.
- c. Second floor: The plan of the second floor has the central stair hall with a principal room on each side. They are flanked by rooms on the east and west under the eaves. The

room on the left at the front is a storage closet and the rear is a small bedroom. The room on the right is identical except the rear gable room is a bathroom. Directly behind the stair hall is a large attic room. At the head of the stair is a small room in the dormer. This was probably the nursery.

2. Stairways: The main stairway is an open-well stair with slender tapered balusters and a large newel post. The molded hand-rail runs unbroken around the opening on the second floor. A small wooden stair leads to the cellar in the rear wing.
3. Flooring: Most floors have 6"-wide wooden plank flooring. Some have been covered with area rugs and carpeting. Narrow hardwood flooring has been added to a bedroom on the second floor. Linoleum covers the floors in the butler's pantry, kitchen and baths. Vinyl floor tile covers the office and utility room.
4. Wall and ceiling finish: All rooms have been wallpapered, some have been painted over. The attic room has painted plaster. All are in good condition. On the first floor, the central stair hall, parlor, and bedrooms there is a molded plaster ceiling ornament for the hanging light fixture.
5. Doorways and doors: First floor doors opening into the central stair hall are wooden paneled. The sides of these doors facing the hall are wood grained to simulate burlled walnut. Each panel is gilt edged and has a black stripe at the top and bottom. The other sides of these same doors are painted white. The door stiles and rails are wood grained to resemble walnut. All these doors have transom panels above, some have been painted over. There are transom panels over doors on the second floor leading to the main bedrooms and on the first floor, above the doors between the parlor and bedroom and dining room and butler's pantry. The folding doors between the first floor bedrooms have been removed and are presently stored in a storage room on the site. These were oversized wooden paneled doors which were attached by a metal ceiling track. A sliding door pocket exists at the head of the stair leading into the nursery. The heavy molding trim of the door surrounding are painted to match each door.
6. Special decorative features, trim, cabinet work: A walnut hutch with glass door is fixed to the dining room wall. The butler's pantry has cabinets on three walls. On the second floor, there is a beaded wood cabinet in the central hall and the bathroom.
7. Notable hardware: A brass hand doorbell and decorative brass escutcheon plates, butts and strikes are on main entrance doors.

All interior doors have white porcelain door knobs.

8. Mechanical equipment:

- a. Heating: The house is heated by radiator steam heat. The office building produces the steam and this is piped through a tunnel to the house. Originally the house was heated by large wood stoves.
- b. Plumbing: A modern plumbing system has been installed. A pedestal bathtub is in the center of the second floor bathroom. The other fixtures are more modern.
- c. Lighting: Each room has light fixtures hanging from the ceiling or projecting from the walls which match. These are not the original fixtures. A pair of unique adjustable arm wall fixtures are on either side of the lavatory in the first floor bath. Most of these fixtures are early twentieth century electrical type.

D. Site:

1. General setting and orientation: The Swan Land and Cattle Company has a complex of four main buildings and several outbuildings. These are all located south of Wyoming State Highway 313 and face eastward on an unimproved road. Chugwater Creek is about 1100 feet to the southeast. The Colorado and Southern Railroad (Burlington) is 200 feet to the northwest. The Manager's house is located between the Mercantile Store (HABS No. WYO-71d) to the north and the Main Office building (HABS No. WYO-71b) to the south.
2. Historic landscape design: The entire Swan Land and Cattle Company is surrounded by a wire mesh fence. This fence is topped by decorative ironwork. Several large cottonwood trees, planted about 1888, are between the store and the Manager's house. South of the Manager's house is a sidewalk which leads to a lattice arbor. A large pile of rocks lying in front of this was once a rock garden. An early photograph shows that these rocks were placed forward of their present location and that they contained elk antlers.
3. Outbuildings: A small clapboarded shed with two windows and a door is located west of the store. A small one-car garage with clapboarded exterior is located to the southwest. A large two-car brick garage is located south of the office building. A small log playhouse is at the rear of the house.

It has two windows and a door and a wooden floor and ceiling.

Prepared by John P. White
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PART III. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey in cooperation with the State of Wyoming through the Wyoming Recreation Commission and was financed with funds provided by the Wyoming State Legislature. This project was under the general direction of John Poppeliers, Chief of HABS, and was completed during the summer of 1974 at the Historic American Buildings Survey Field Office, Cheyenne, Wyoming. Professor John P. White (Texas Tech University) was the Project Supervisor and John D. Hnedak (Cornell University) was the Project Historian. Student Assistant Architects who prepared the measured drawings were Thomas L. Amis, Jr. (University of Texas, Austin), Stephen O. Fildes (Texas Tech University), John T. Reddick (Yale University), and Paul Wheeler (University of Idaho). Jack E. Boucher, HABS staff photographer, provided the photographic records. This report was edited for HABS in 1977 by Candace Reed.